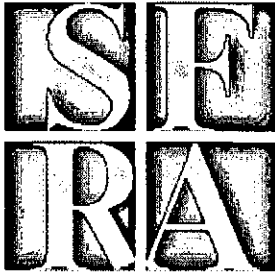

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, Acting President
Francee Covington
London Breed
Leroy King
Darshan Singh

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra
LIVE BROADCAST KPOO 89.5 FM

A G E N D A
Tuesday, November 3, 2009 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
 6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. **Recognition of a Quorum**
2. **Report on actions taken at previous Closed Session meeting, if any.**
3. **Matters of Unfinished Business:** None
4. **Matters of New Business:**

CONSENT AGENDA

Estimated time: 10 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 6, 2009
- (b) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Larkin Street Youth Services, a California nonprofit public benefit corporation, in an amount not to exceed \$148,713 for a total aggregate amount not to exceed \$1,193,145, for July 1, 2007 to June 30, 2010, for its Assisted Care Facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 117-2009)
- (c) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$40,595 for a total aggregate amount not to exceed \$1,478,645, for July 1, 2007 to June 30, 2010, for the Richard M. Cohen Residence, located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 118-2009)
- (d) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$60,889 for a total aggregate amount not to exceed \$1,537,390, for July 1, 2007 to June 30, 2010, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 119-2009)
- (e) Authorizing a First Amendment to a Housing Opportunities For Persons with AIDS Supportive Services Agreement with Catholic Charities CYO, a California nonprofit public

benefit corporation, in an amount not to exceed \$182,653, for a total aggregate amount not to exceed \$4,532,713, for July 1, 2007 to June 30, 2010, for the Leland House, located at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 120-2009)

- (f) Authorizing a First Amendment to a Housing Opportunities For Persons with AIDS Supportive Services Agreement with Catholic Charities CYO, a California nonprofit public benefit corporation, in an amount not to exceed \$129,889 for a total aggregate amount not to exceed \$2,260,645, for July 1, 2007 to June 30, 2010, for the Peter Claver Community located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 121-2009)

Action Taken: _____

REGULAR AGENDA

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

Staff presentation estimated time: 10 minutes

- (g) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$115,500,000 relating to the issuance of the 2009 Series E Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final Official Statement and Bond Purchase contract relating to the Bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1, Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Mission Bay North Redevelopment Project Area, Mission Bay South Redevelopment Project Area, Rincon Point-South Beach Redevelopment Project Area, South of Market Redevelopment Project Area, Transbay Redevelopment Project Area, Western Addition Redevelopment Project Area A-2 and Yerba Buena Center Approved Redevelopment Project Area D-1). (Resolution No. 122-2009)

Action Taken: _____

- (h) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$7,500,000 relating to the issuance of the 2009 Series F Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final Official Statement and Bonds Purchase contract relating to the Bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, South of Market Redevelopment Project Area, Transbay Redevelopment Project Area, and Yerba Buena Center Approved Redevelopment Project Area D-1). (Resolution No. 123-2009)

Action Taken: _____

**THE REDEVELOPMENT AGENCY COMMISSION WILL NOW RECONVENE
TO CONSIDER THE REMAINING AGENDA**

Staff presentation estimated time: 10 minutes

- (i) Approving an Amendment of the Agency's Fiscal Year 09/10 Budget to allocate \$35 million for payment to the Educational Revenue Augmentation Fund. (Resolution No. 124-2009)

Action Taken: _____

AGENDA ITEMS 4(j) AND (k) WILL BE PRESENTED TOGETHER BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (j) Authorizing a Fifth Amendment to the Hunters Point Shipyard Phase 1 Disposition and Development Agreement and a First Amendment to the Community Benefits Agreement between the Redevelopment Agency of the City and County of San Francisco and HPS Development Co., L.P.; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 125-2009)

Action Taken: _____

- (k) Conditionally approving the combined Basic Conceptual and Schematic Designs for residential projects on Blocks 53 and 54 at Hunters Point Shipyard and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 126-2009)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Workshop on Mater Project Labor Agreements (PLA)

Staff presentation estimated time: 10 minutes

- (m) Authorizing a tax increment loan agreement with MSPDI Turk, LLC, a wholly-owned subsidiary of Michael Simmons Property Development, Inc., a California corporation, in an amount not to exceed \$16,072,427 for the development of 32 condominium units for low- and moderate-income, first-time homebuyers at 1345 Turk Street, and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 127-2009)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (n) Workshop regarding the schematic design for 73 units of very low income rental housing at 6600 Third Street, pursuant to an Acquisition and Predevelopment Loan with Third and LeConte Associates LP, a California Limited Partnership; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program.

Staff presentation estimated time: 10 minutes

- (o) Authorizing a Second Amendment to the Tax Increment Loan Agreement with 365 Fulton, L.P., a California Limited Partnership, to revise the loan disbursement budget and schedule of performance for the development of 120 units of very-low income supportive housing on Central Freeway Parcel G, southeast corner of Gough and Fulton Streets, Citywide Tax Increment Housing Program. (Resolution No. 128-2009)

Action Taken: _____

AGENDA ITEMS 4(p) AND (q) WILL BE PRESENTED TOGETHER BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (p) Authorizing an Amended and Restated Housing Opportunities for Persons with AIDS Capital Loan Agreement in an amount not to exceed \$243,487, for a total aggregate amount not to exceed \$1,493,487, with The Black Coalition on AIDS, a California nonprofit public benefit corporation, for the rehabilitation of Brandy Moore House, an 11-bed Transitional Housing Site, 1761 Turk Street; Housing Opportunities for Persons with AIDS Program. (Resolution No. 129-2009)

Action Taken: _____

- (q) Authorizing an Amended and Restated Housing Opportunities for Persons with AIDS Capital Loan Agreement in an amount not to exceed \$331,488, for a total aggregate amount not to exceed \$806,488, with Baker Places, Inc., a California nonprofit public benefit corporation, for the rehabilitation of Ferguson Place, a 12-bed transitional housing site, 1249 Scott Street; Housing Opportunities for Persons With AIDS Program. (Resolution No. 130-2009)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (r) Authorizing a Letter Agreement with the City of San Francisco Department of Public Works for Phase I Infrastructure Task Force Services for the Hunters View Housing Development at Middle Point and West Point Roads, for an aggregate amount not to exceed \$430,000; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 131-2009)

Action Taken: _____

6. **Matters not appearing on Agenda**
7. **Persons wishing to address the members on non-Agenda, but Agency related matters.**
 - *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
 - *Please simply state your business or matter you wish the Commission or staff to be aware of.*
 - *It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.*
 - *If you have questions or would like to bring a matter to the Commission's attention, please contact the Commission Secretary after the meeting or at Gina.Solis@sfgov.org.*
7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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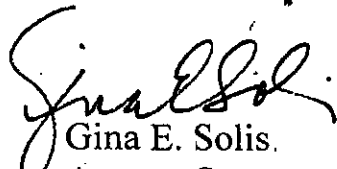
Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



DECLARATION OF AGENCY SECRETARY

I, GINA E. SOLIS, declare

1. I am the Secretary of the Redevelopment Agency of the City and County of San Francisco (Agency).
2. Pursuant to California Government Code Section 54954.2 regarding the posting requirements for the Agency Meeting Agenda, on Tuesday, November 3, 2009 at 4:00 p.m., I personally posted a copy of the Agency's Agenda on Friday, October 29, 2009, immediately outside Room 416 at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California and on the Agency's website, www.sfgov.org/sfra.
3. Attached to this Declaration and made a part hereof is a copy of said Agenda so posted as aforesaid.
4. I declare under penalty of perjury that the foregoing is true and correct and I executed this Declaration on Friday, October 29, 2009.


Gina E. Solis
Agency Secretary